

From: Rod Reineke [<mailto:rrod@wcpenvelope.com>]

Sent: Tuesday, February 28, 2017 4:10 PM

To: Kim Dietz <KDIETZ@REDMOND.GOV>

Subject: Redevelopment of 65th st.

Hello Kim,

I'm forwarding this for inclusion in the upcoming Planning meeting regarding the South Marymoor redevelopment.

Commissioners:

I am the owner of a business in the South Marymoor area. About 18 months ago we became involved with the redevelopment plans of the area south of 65th street, currently a light industrial use area. While the notion of redevelopment and continued growth is a necessary evolution of any suburban city there were some extraneous factors that may not have been realized at the time. As with any good plan review and compromise are necessary to prevent a sound concept implemented at the unintended detriment of the residents. The City of Redmond choose to form the South Marymoor Zoning committee to weigh and evaluate the impacts to understand the full impacts. In your consideration of their recommendations I would also like to voice a couple of my concerns.

- The current recommendations of lease restrictions and same use clauses are onerous on our business. Implementing punitive requirements for accelerated development puts the onus on long standing businesses that have supported the community for many years. I myself have been a City of Redmond business for nearly 30 years, contributing significantly in both economic support of employees but personal community support as well. This will have economic consequences, both in terms of the loss of employees and part of their disposable income spent in the immediate region. Additionally my personal investments in my business are at stake and represents years of accumulation. The previously proposed lease restrictions would merely be a measure to accelerate the process at the cost of jobs and business residents capital, where in time the market would drive development.
- Some of the proposed offset to the industrial displacement is to move to other designated areas. With the cost of land, construction and moving expenses this is highly impractical. Rents would escalate beyond a small business budgets, employees lost to cuts to absorb these costs and frankly many of the businesses would fold. It is too high of a burden for any small business to bear.
- The goal of having a high density population within distance of the light rail station seems incongruent to the South Marymoor area. The location of that station, shopping, restaurants or downtown area are not readily accessible from the South Marymoor area, especially in unsuitable weather. The estimated time table for the new light rail station is just an estimation and forced redevelopment through restricted use for our properties seems unjust. There seems to be other areas that would be much more suited for development. I believe a large parcel of nearly undeveloped land is currently available and the owner wanting to seek development just within a short distance of the proposed light rail station.

In closing I would urge the commissioners to support the recommended plan of the Expanded Use Zoning strategy of the South Marymoor Zoning Committee has worked through the past year to conceive. The City of Redmond choose to select a method that would mitigate serious impacts, allow for economic paced redevelopment and satisfy the goals by forming the South Marymoor committee. The committee was formed so with good intent and seems reasonable to embrace their collective decision.

Sincerely

Rod Reineke
KORR LLC.
17965 NE 65th st
Redmond Wa 98052